

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Spokane

State: WA

PJ's Total HOME Allocation Received: \$26,405,555

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
			PJs in State:	14			
Program Progress:							
% of Funds Committed	91.95 %	91.66 %	8	91.92 %	54	51	
% of Funds Disbursed	87.37 %	86.54 %	4	82.65 %	69	65	
Leveraging Ratio for Rental Activities	7.12	7.13	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	97.61 %	94.74 %	7	81.09 %	63	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.70 %	81.36 %	8	68.72 %	60	58	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.30 %	93.25 %	5	79.93 %	89	86	
% of 0-30% AMI Renters to All Renters***	69.38 %	62.70 %	6	44.94 %	90	86	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.82 %	99.05 %	10	94.87 %	52	51	
Overall Ranking:			In State:	7 / 14	Nationally:	94 93	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,635	\$25,149		\$25,717	676 Units	29.00 %	
Homebuyer Unit	\$10,948	\$19,814		\$14,669	106 Units	4.50 %	
Homeowner-Rehab Unit	\$18,577	\$20,352		\$20,391	173 Units	7.40 %	
TBRA Unit	\$3,837	\$1,713		\$3,201	1,379 Units	59.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,957	\$96,629	\$19,467
State:*	\$115,696	\$109,776	\$25,257
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	3.7 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	78.1	84.9	88.4	76.5	Single/Non-Elderly:	37.5	27.4	26.6	33.4
Black/African American:	8.2	0.9	1.7	8.6	Elderly:	10.9	1.9	23.7	4.8
Asian:	1.3	1.9	0.0	0.5	Related/Single Parent:	26.6	29.2	21.4	42.7
American Indian/Alaska Native:	4.5	3.8	0.6	7.7	Related/Two Parent:	13.4	39.6	23.1	10.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.1	Other:	11.6	1.9	5.2	8.2
American Indian/Alaska Native and White:	0.0	0.0	1.2	0.1					
Asian and White:	0.1	0.0	0.6	0.0					
Black/African American and White:	1.3	0.0	0.6	0.0					
American Indian/Alaska Native and Black:	0.7	0.0	0.6	0.0					
Other Multi Racial:	0.4	0.0	1.2	0.0					
Asian/Pacific Islander:	0.7	0.9	0.6	2.9					
ETHNICITY:									
Hispanic	4.5	7.5	4.6	3.6					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.4	29.2	37.6	37.8	Section 8:	11.0	0.0 #		
2 Persons:	20.9	17.9	23.7	20.2	HOME TBRA:	0.9			
3 Persons:	14.8	24.5	16.2	15.2	Other:	15.5			
4 Persons:	11.2	15.1	12.1	13.4	No Assistance:	72.5			
5 Persons:	5.7	5.7	6.4	8.6					
6 Persons:	1.8	0.9	2.9	3.4					
7 Persons:	0.7	3.8	0.6	0.9					
8 or more Persons:	1.5	2.8	0.6	0.4					
					# of Section 504 Compliant Units / Completed Units Since 2001			185	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane

State: WA

Group Rank: 94
(Percentile)

State Rank: 7 / 14 PJs

Overall Rank: 93
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	97.61	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	76.7	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.3	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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